SPECIAL WARRANTY DEED

R-CWR-09-2856

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/16/11
(AFFIX SEAL)

HEATHER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Youssef S. Ishak	US Bank NA (NAME)	
2856 Evergreen Ridge Pt. (ADDRESS)	3100 Rider Trail S (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	135-10-C-169.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEW SOUTH FEDERAL SAVINGS BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto YOUSSEF S. ISHAK AND SHADIA B. WANIS, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 145, RANSOM PARK, SECTION SIX, as shown on plat of record in Instrument No. 20041118-0138645, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to New South Federal Savings Bank by Trustee's Deed from Brooks R. Smith, Trustee, recorded on the 12th day of August, 2009 in Instrument No. 20090812-0075962, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to New South Federal Savings Bank by Trustee's Deed from Brooks R. Smith, Trustee, recorded on the 12th day of August, 2009 in Instrument No. 20090812-0075962, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters on Plat of record in Instrument No. 20041118-0138645; Restrictions in Instrument No. 20000725-0073496 and 20011010-0110579; Charter of HOA in Instrument No. 20081210-0119250; Easement in Instrument No. 20001213-0122751 and any and all other existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2856 Evergreen Ridge Point, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of November, 2009.

New South Federal Savings Bank

BY: _____
Wade Parker, Vice President

BILL GARRETT, Davidson County
Trans:T20090083004 DEEDWARRSP
Recvd: 12/09/09 08:18 2 pgs
Fees:13.00 Taxes:582.75

20091209-0112349

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, New South Federal Savings Bank, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2009.

Jessica L Brown
Notary Public

My Commission Expires:

~~My~~ COMMISSION EXPIRES MARCH 4, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

